

FOR LEASE > GROUND FLOOR RETAIL SPACE

# 714 OLYMPIC BLVD.

LOS ANGELES, CA 90015



**Just ONE block from Staples, LA Live!, and the LA Convention Center**

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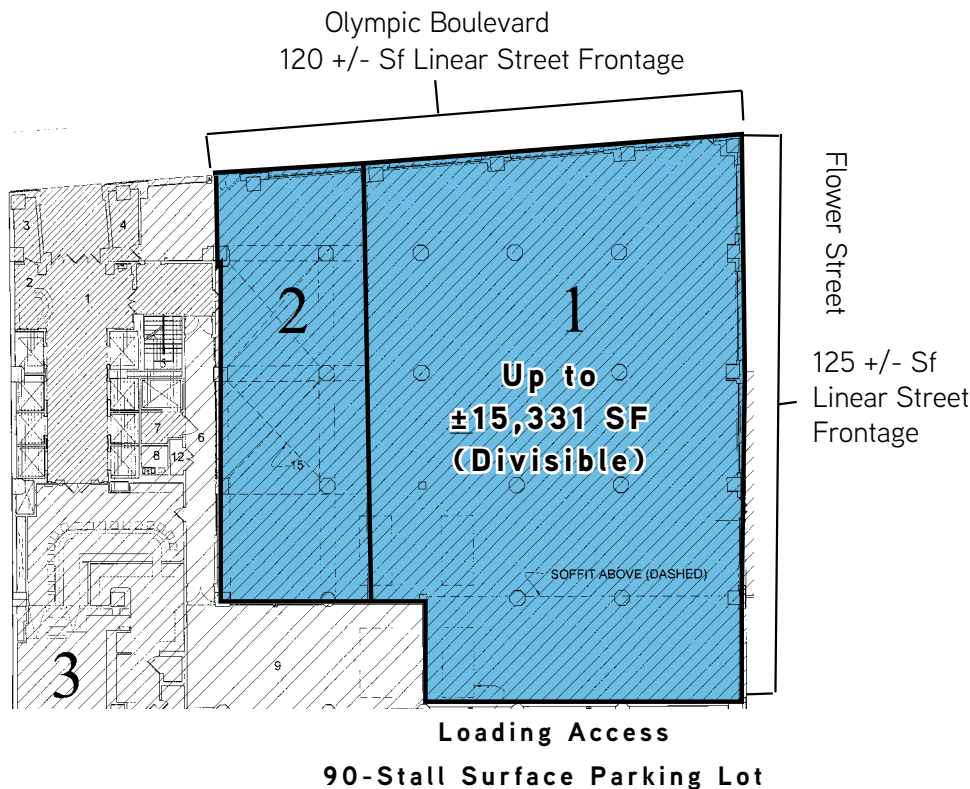
## LOCATED IN SOUTH PARK—DOWNTOWN'S MOST PRESTIGIOUS DISTRICT

- Available SF:** Total: 15,331 ± SF (Divisible to 3,819 ± SF)
- Ceiling Height:** 18' ±
- Rate:** \$4.50 NNN/SF (asking)
- T.I.'s:** \$100 per square foot (includes basework, TI's and abated rent)
- Use:** Restaurant/Retail
- Term:** 10 Years
- Traffic Counts:** 31,000+ Autos per day\* | 27,000+ Pedestrians per day\*

## SPACE FEATURES

- > Close proximity to two restaurants achieving over **\$10 million** in annual sales (**Bottega Louie** and **Yard House**).
- > 1 block from the Staples Center, LA Convention Center and *LA Live!*, and 54-Story Ritz Carlton branded Hotel and Condo Tower.
- > Within 3 blocks of 4,000 ± condos and apartments
- > Daytime Population 500,000± with household income at \$96,200/yr

\*courtesy of LA Department of Transportation



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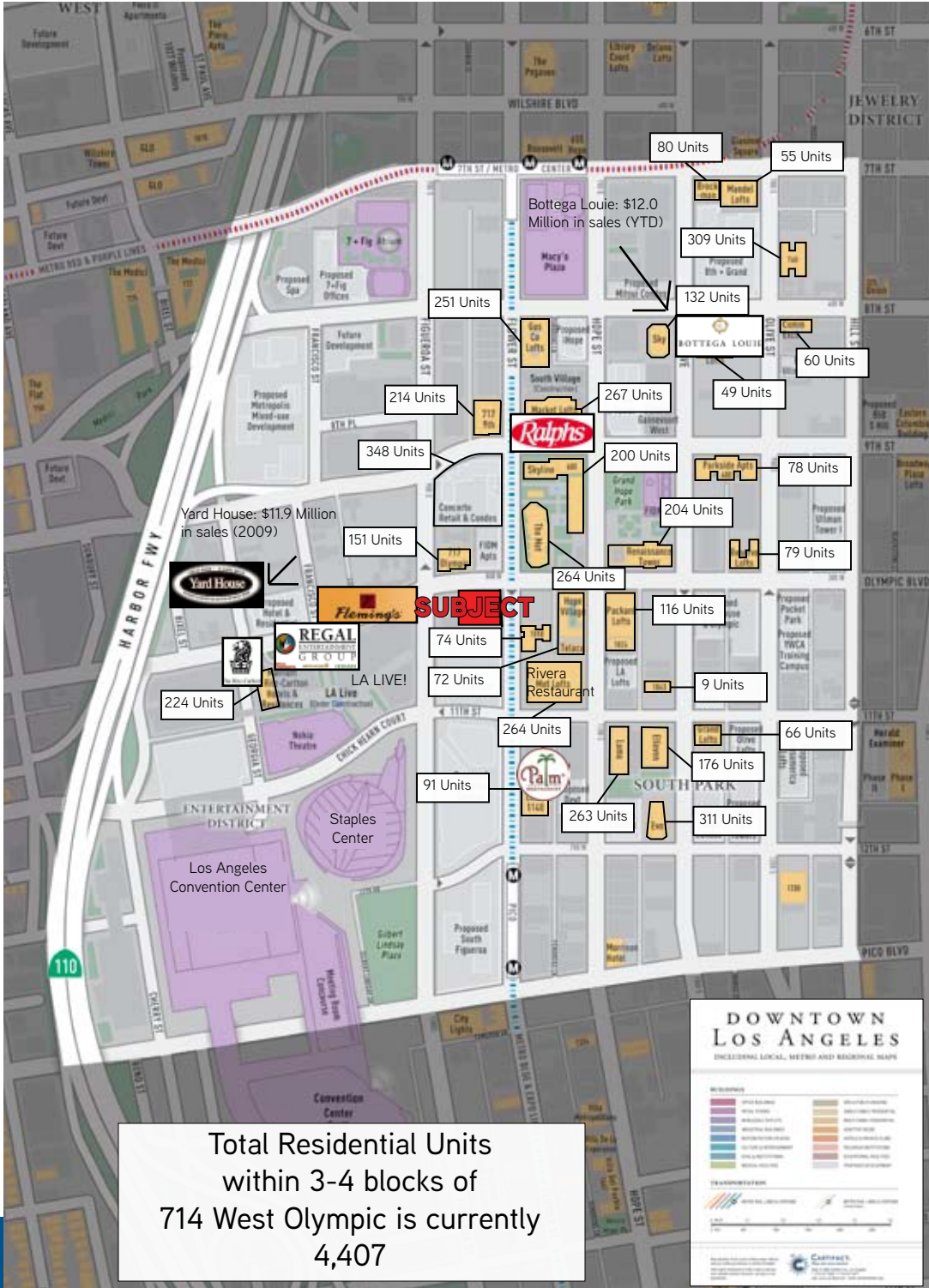
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## AREA MAP

- > Close proximity to two restaurants achieving over **\$10 million** in annual sales (**Bottega Louie** and **Yard House**).
- > 1 block from Ralphs.

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